

## APPRAISAL FEE SCHEDULE (January 1, 2008)

### APPRAISAL TYPE

<b>Waiver Valuation:</b> includes all processes, procedures and observations to complete a WV report per Scope of Work assignment, photos of area of take; etc.						\$350.00	PLUS OWNER CONTACT (if deemed necessary) \$100.00				
<b>Appraisal Reports to Include:</b> all processes, procedures and observations to complete a summary appraisal report per Scope of Work assignment, based on Federal Highway Administration rules and regulations and the INDOT Appraisal Manual; includes Scope of Work; Sales Comparison Approach for land value before; includes one approach to value (Improved) before and after for short forms, long forms or narratives; includes leasehold interest analysis, includes listing of personality and realty items; includes access rights; includes intent to acquire letter; includes time in ordering and analyzing cost to cure items; includes owner contacts; includes corrections of appraiser's work; (PER) presently existing right of way; photos of the subject property exterior front, back, and sides, interior photos of every room and approximate area of taking, all land improvements in taking, (3.5" X 5" minimum photo size); plan sheet of subject property; aerials of the site; locator maps; zoning of the subject property, verification of title ownership in Auditor's office; a copy of the Assessor's card; verification of property tax information and current payment information; estimated setback of improvements on damaged properties; confirmation of 911 address for property location; electronic copies of reports; 1 original report copy, one green report copy and 3 additional copies of the report; obtain and review of FF&E appraisals; etc.											
<b>TOTAL TAKE SHORT FORM / MARKET APPROACH</b>		<b>RESIDENTIAL</b>		\$1,800.00	<b>COMMERCIAL</b>		\$3,500.00				
<b>FORM TYPE</b>	FORM WITH ONE LAND TYPE; ONE IMPROVED APPROACH; etc.	ADDITIONAL LAND TYPE (EACH)	TEMPORARY R/W & PERPETUAL R/W  (Each Group)	EXCESS LAND VALUE (All)	COST To CURE (each type)	ALL LAND IMPROVEMENTS TAKEN (lawn, trees, shrubs, bushes, fence, other landscape items etc concrete, asphalt, drives, parking, curbing; residential mini barns, etc.)	BUILDING IMPROVEMENT TAKEN (each; secondary / attached ancillary buildings / garages, agricultural barns, not MINI barns, etc.)	ADDITIONAL APPROACH (EACH) Cost Approach, before and after; Income Approach, before and after;	TRAVEL PER PARCEL OVER 50 MILES FROM OFFICE (as determined by Delorme mapping system)	DAMAGES	
										LAND	BUILDINGS
VALUE FINDING	\$900.00	\$300.00	\$125.00	\$125.00	\$200.00	\$300.00	\$125.00	\$300.00	\$150.00	\$300.00	
SHORT FORM	\$1,500.00	\$600.00	\$125.00	\$125.00	\$200.00	\$325.00	\$125.00	\$300.00	\$150.00	\$300.00	\$300.00
LONG FORM RESIDENTIAL	\$1,700.00	\$750.00	\$125.00	\$125.00	\$200.00	\$350.00	\$250.00	\$300.00	\$150.00	\$600.00	\$600.00
LONG FORM OR NARRATIVE AGRICULTURAL	\$2,400.00	\$750.00	\$125.00	\$125.00	\$200.00	\$400.00	\$250.00	\$300.00	\$150.00	\$600.00	\$600.00
LONG FORM OR NARRATIVE MULTI-FAMILY	\$3,300.00	\$750.00	\$125.00	\$125.00	\$200.00	\$500.00	\$500.00	\$450.00	\$150.00	\$600.00	\$1,200.00
LONG FORM OR NARRATIVE COMMERCIAL	\$5,000.00	\$750.00	\$125.00	\$125.00	\$250.00	\$500.00	\$500.00	\$600.00	\$150.00	\$1,200.00	\$2,400.00
LONG FORM OR NARRATIVE INDUSTRIAL	\$5,000.00	\$750.00	\$125.00	\$125.00	\$250.00	\$500.00	\$500.00	\$600.00	\$150.00	\$1,200.00	\$2,400.00
LONG FORM OR NARRATIVE SPECIAL PURPOSE	\$5,000.00	\$750.00	\$125.00	\$125.00	\$250.00	\$500.00	\$500.00	\$600.00	\$150.00	\$1,200.00	\$2,400.00
SPECIAL APPRAISALS	Sign Purchase/ Short Form / Sales Comparison and Income Approaches					\$3,000.00 - \$3,500.00		Excess Land Market Approach		\$1,800.00	
<b>Appraisal Problem Analysis Includes:</b> all processes, procedures and observations to complete an Appraisal Problem Analysis per Scope of Work assignment, based on Federal Highway Administration rules and regulations and the INDOT Appraisal Manual; including Scope of Work; photos of the subject property and approximate area of taking (3.5" X 5" minimum photo size); plan sheet of subject property; aerials of the site; locator maps; zoning of the subject property; Verification of title ownership in Auditor's office; a copy of the Assessor's card; verification of property tax information and current payment information; estimated setback of improvements on damaged properties; confirmation of 911 address; electronic copies of reports; intent to acquire letter; 1 original report and 2 copies of the report; etc.										\$200.00	

Appraisal fees are set by INDOT Review Appraisers or Supervision when the APA is completed.